

Flo Carreon 0416 231 254 fcarreon@barryplant.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

| | | | | | Se | ction 4// | 4F 0 | of the Estate A | Agents / | ACt 1980 |
|---|-----------------------|---------------------------------------|---------|--------------|---------|-----------|-------|-----------------------------------|-----------|----------|
| Property offer | ed for s | sale | | | | | | | | |
| Address Including suburb and postcode | | 33 West Esplanade, St Albans Vic 3021 | | | | | | | | |
| Indicative sell | ing pric | e | | | | | | | | |
| For the meaning | of this p | orice see | consum | ner.vic.gov. | au/unde | rquoting | | | | |
| Range betwee | 000 | | & | \$69 | 0,000 | | | | | |
| Median sale p | rice | | | | | | | | | |
| Median price | edian price \$631,750 | | | Х | Unit | | | Suburb | St Albans | 5 |
| Period - From | to 30 | o 30/09/2017 Source RE | | | | IV | | | | |
| Comparable p | roperty | sales (| *Delete | A or B b | elow as | s applica | ble) | | | |
| months | | estate a | | | | | • | operty for sale to be most com | | |
| Address of comparable property | | | | | | | Price | Date | of sale | |
| 1 | | | | | | | | | | |
| 2 | | | | | | | | | | |
| 3 | | | | | | | | | | |
| OR | | | | | | | | | | |

The estate agent or agent's representative reasonably believes that fewer than three comparable

properties were sold within two kilometres of the property for sale in the last six months.

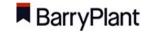
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B*



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Indicative Selling Price \$630,000 - \$690,000 Median House Price September quarter 2017: \$631,750





Comparable Properties

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